

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

Property Name: Wachter Property Inventory Number: CARR-1687
Address: 729 Klees Mill Road within Morgan Run Natural Environment Area Historic district: yes ☒ no
City: Westminster Zip Code: 21784 County: Carroll
USGS Quadrangle(s): Finksburg
Property Owner: Maryland DNR Tax Account ID Number: _____
Tax Map Parcel Number(s): _____ Tax Map Number: _____
Project: Resident-Curatorship Program Agency: DNR
Agency Prepared By: R. Christopher Goodwin & Associates
Preparer's Name: Katherine Grandine Date Prepared: 6/29/2005
Documentation is presented in: State Owned Cultural Resource Assessment Program report for Morgan Run Natural Environment Area.
Preparer's Eligibility Recommendation: X Eligibility recommended _____ Eligibility not recommended
Criteria: A B ☒ C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: yes Listed: yes
Site visit by MHT Staf yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The former WACHTER PROPERTY is located at 729 Klees Mill Road in Parcel A. The property includes a ca. 1900 vacant dwelling and root cellar, and a ca. 1973 wood-frame garage. A ca. 1950 wood-frame shed has been demolished. The property was not depicted on Lake's 1877 atlas but did appear on a topographical map for which the survey was conducted in 1902 and 1904 (USGS 1911). The Wachter property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The two-story, wood-frame dwelling was constructed in the Folk Victorian style. Design and materials suggest a ca. 1900 construction date. The five-bay-by-two-bay house has a full basement and a gable roof. The house faces north. The house rests on a fieldstone foundation, which is finished with plaster. The rear (south) elevation is set into a slope, exposing the stone basement on the front (north) elevation. Exterior walls are clad with drop wood siding. The roof is sheathed in composition roll roofing. A box cornice runs along the front elevation. Gables have eaveboards and gable returns. The main entry is centered on the front elevation and consists of a wood-paneled door surround and a wood door with two arched lights and a transom. The wood-frame, double-hung sash windows have slip sills and louvered blinds. Windows are four-over-four-light units; with the

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MHT Comments:

Andrew Lewis
Reviewer, Office of Preservation Services

Blumentz
Reviewer, National Register Program

7/11/05
Date

7/11/05
Date

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exception of those on the first story of the rear elevation, which are two-over-two-light units. Each gable features two four-light windows. The basement level on the front elevation has a door on each end and two central windows. The doors have four lights over two wood panels; the windows have solid wood shutters. A full-width, hipped-roof, front porch shelters the first-floor and basement levels. Square wood posts support the porch and rise from the ground to the porch roof. The porch features a wood floor, a wood ceiling, and a jigsaw-cut balustrade. The porch is accessed by a staircase on the east side. A concrete slab is located beneath the porch at the basement level.

The first story of the rear elevation features a porch with the two west bays enclosed. Square posts with hints of capitals support the porch roof. The east end of the porch has a jigsaw-cut railing. Two wood doors provide access to the house from the rear porch. The door to the enclosed area has six panels, and the door to the house has two lights over two panels. A small, second-story addition projects from the center bay and rests on the rear porch roof. Stone retaining walls were constructed in front of and behind the house. A series of terraced gravel platforms leads to the rear of the house. Woods are located behind the dwelling. The house is in fair to good condition. Missing sections of gutters have allowed water to soak the foundation walls and plaster. Foundation mortar erosion and plaster failure were noted in some locations. The wood siding and wood trim have experienced paint failure. A hole due to deterioration was noted on the front porch floor. Some windows have broken panes. Deterioration was noted on the boxed cornice and gable returns.

The stone, half-story, rectangular root cellar was built into the ground. Materials suggest that the cellar was constructed ca. 1900. The shed roof consists of concrete slabs covered in tar paper. The open west wall faces the house. A single window is located in the east elevation; the opening has been sealed with boards. The root cellar is in fair condition. Vines are growing on the exterior walls. The concrete slab roofing has collapsed, and the tar paper sheathing has deteriorated.

Evaluation

The Wachter Property includes a ca. 1900 wood-frame dwelling and stone root cellar. The house represents the Folk Victorian vernacular style, which "is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic" (McAlester 1994:309). The characteristics of the Wachter house meet this definition. The basic form is a two-story, five-bay, rectangular dwelling with symmetrical fenestration and a gable roof. The centrally located front door is ornamented with two arched lights, a transom, and a wood-paneled surround. Square wood posts and a jigsaw-cut balustrade highlight the full-width front porch. The rear porch is also decorated with a jigsaw-cut railing. The Wachter house and root cellar retain integrity of location, design, setting, materials, workmanship, feeling, and association and meet the requirements for National Register listing under Criterion C.

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Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

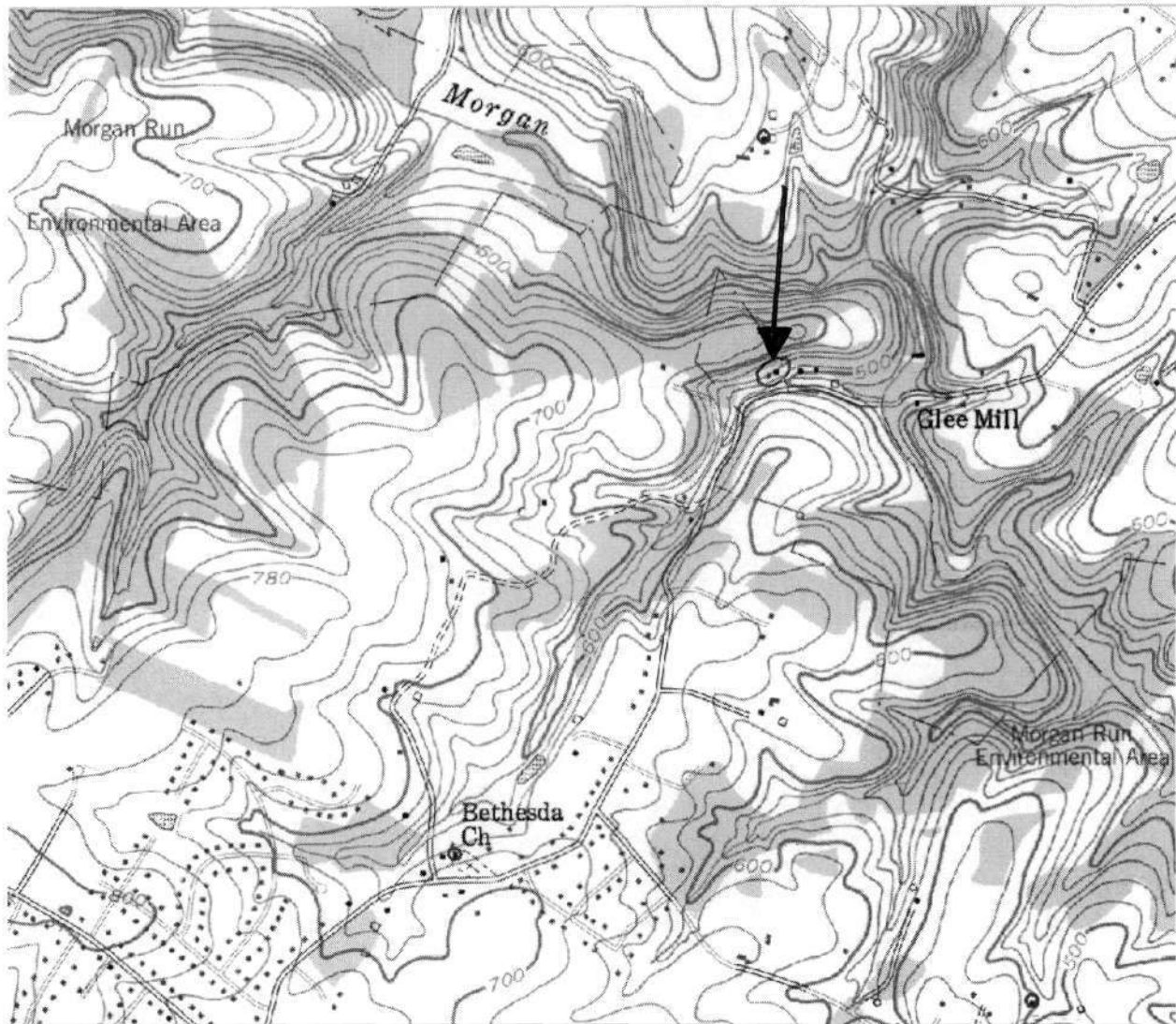
Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

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Wachter Property
Morgan Run Natural Environment Area
729 Klees Mill Road
Westminster, Carroll County, MD



Finksburg Quad

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